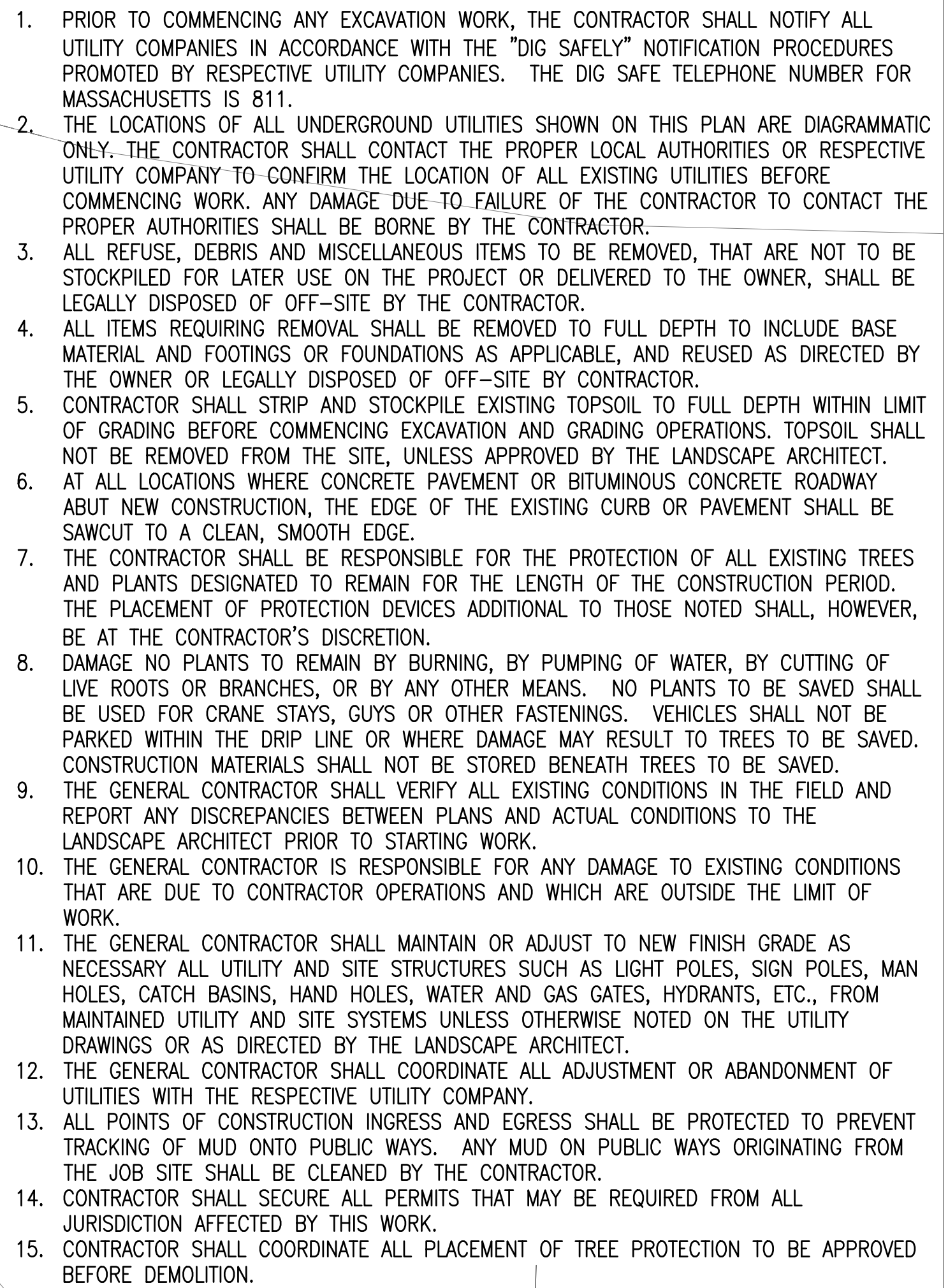


## MAJ INVESTMENT, LLC



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1021-1025  
MASSACHUSETTS  
AVENUE

ARLINGTON, MASSACHUSETTS

MAJ INVESTMENT, LLC

NO.	REVISION	DATE

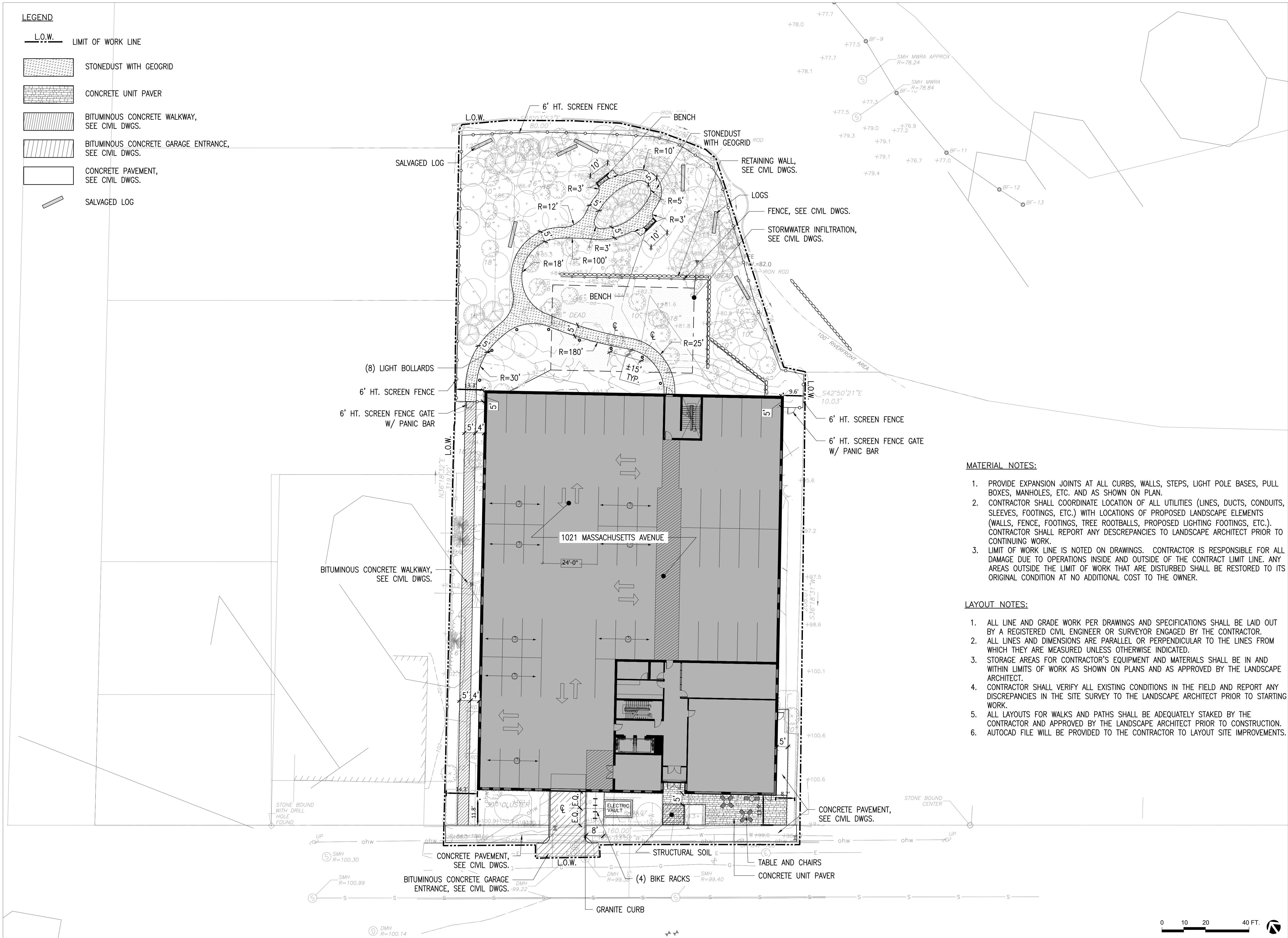
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DRAFT CONSTRUCTION  
DOCUMENT SET

Job Number:  
Project: ARLINGTON RES.  
Drawn By: YL      Checked By: KZ  
Date: SEPTEMBER 8, 2022  
Scale: 1"=20'-0"  
Drawing Title:

LAYOUT AND MATERIAL PLAN

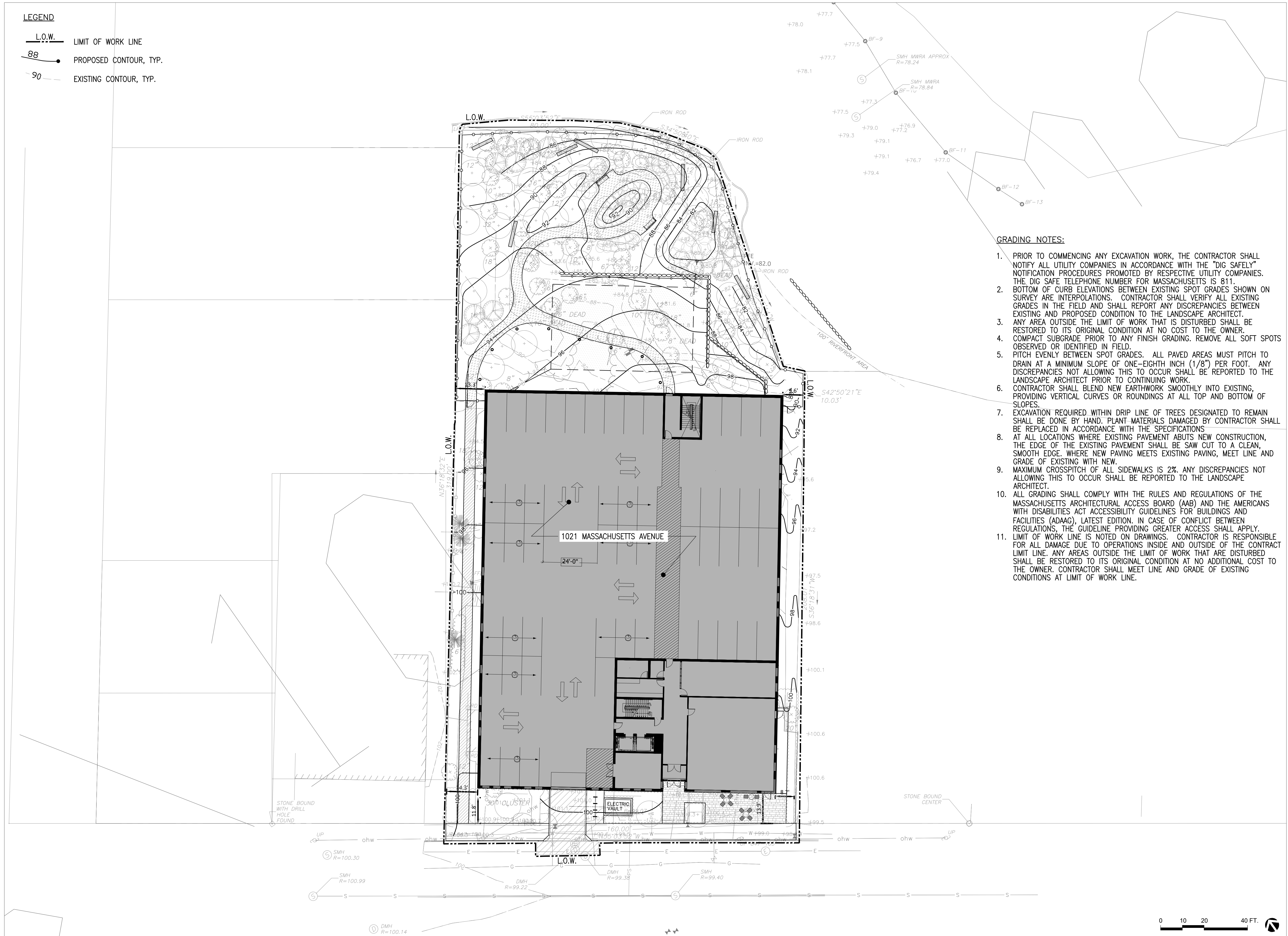
L2





LEGEND

- L.O.W. LIMIT OF WORK LINE
- 88 PROPOSED CONTOUR, TYP.
- 90 EXISTING CONTOUR, TYP.



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GRADING NOTES:

1. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE "DIG SAFELY" NOTIFICATION PROCEDURES PROMOTED BY RESPECTIVE UTILITY COMPANIES. THE DIG SAFE TELEPHONE NUMBER FOR MASSACHUSETTS IS 811.
2. BOTTOM OF CURB ELEVATIONS BETWEEN EXISTING SPOT GRADES SHOWN ON SURVEY ARE INTERPOLATIONS. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND SHALL REPORT ANY DISCREPANCIES BETWEEN EXISTING AND PROPOSED CONDITION TO THE LANDSCAPE ARCHITECT.
3. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
4. COMPACT SUBGRADE PRIOR TO ANY FINISH GRADING. REMOVE ALL SOFT SPOTS OBSERVED OR IDENTIFIED IN FIELD.
5. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF ONE-EIGHTH INCH (1/8") PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
6. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDINGS AT ALL TOP AND BOTTOM OF SLOPES.
7. EXCAVATION REQUIRED WITHIN DRIP LINE OF TREES DESIGNATED TO REMAIN SHALL BE DONE BY HAND. PLANT MATERIALS DAMAGED BY CONTRACTOR SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS.
8. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW.
9. MAXIMUM CROSSPITCH OF ALL SIDEWALKS IS 2%. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
10. ALL GRADING SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), LATEST EDITION. IN CASE OF CONFLICT BETWEEN REGULATIONS, THE GUIDELINE PROVIDING GREATER ACCESS SHALL APPLY.
11. LIMIT OF WORK LINE IS NOTED ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL MEET LINE AND GRADE OF EXISTING CONDITIONS AT LIMIT OF WORK LINE.

NO.	REVISION	DATE
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GRADING PLAN

L3

ARLINGTON, MASSACHUSETTS
MAJ INVESTMENT, LLC

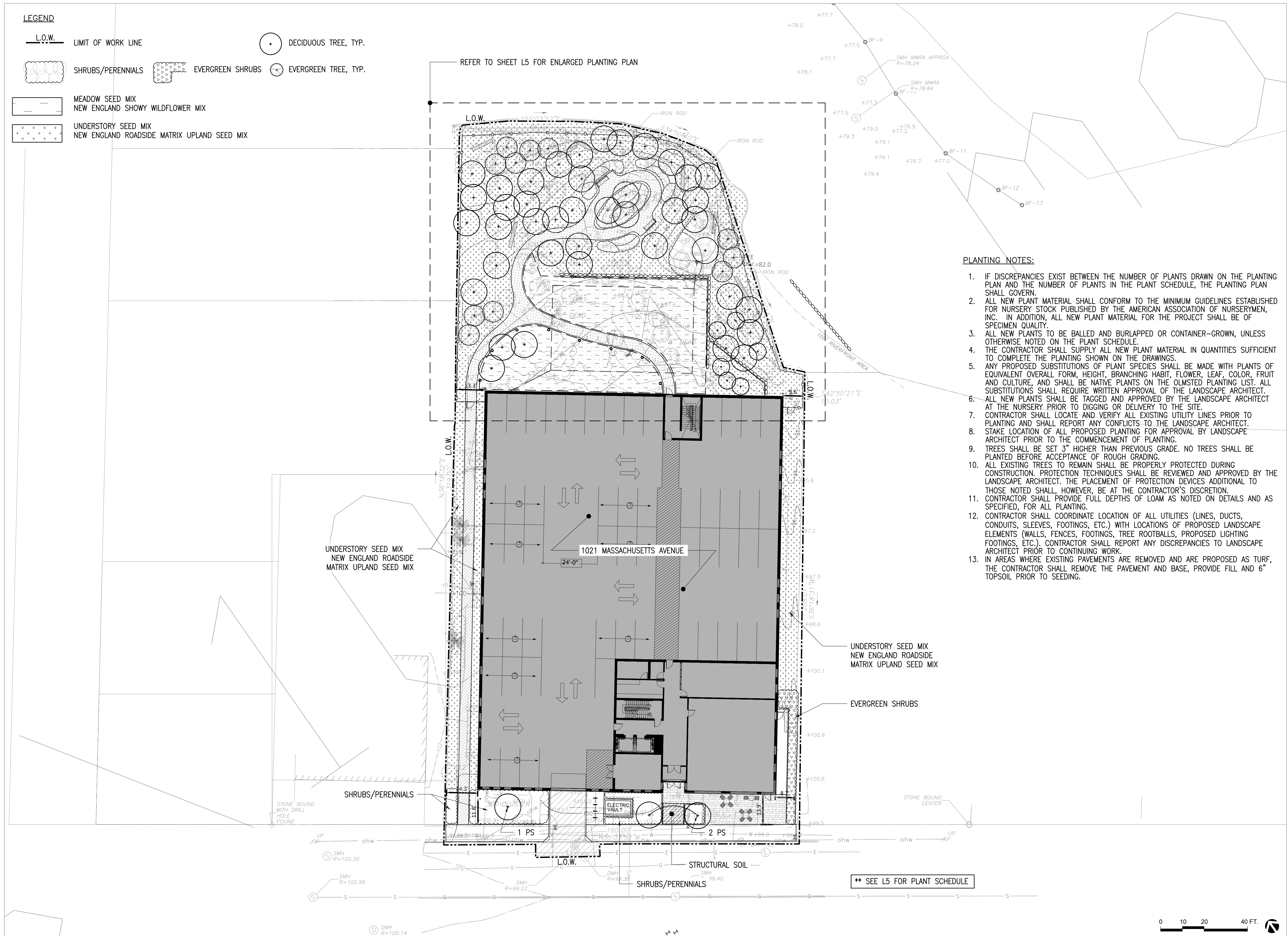
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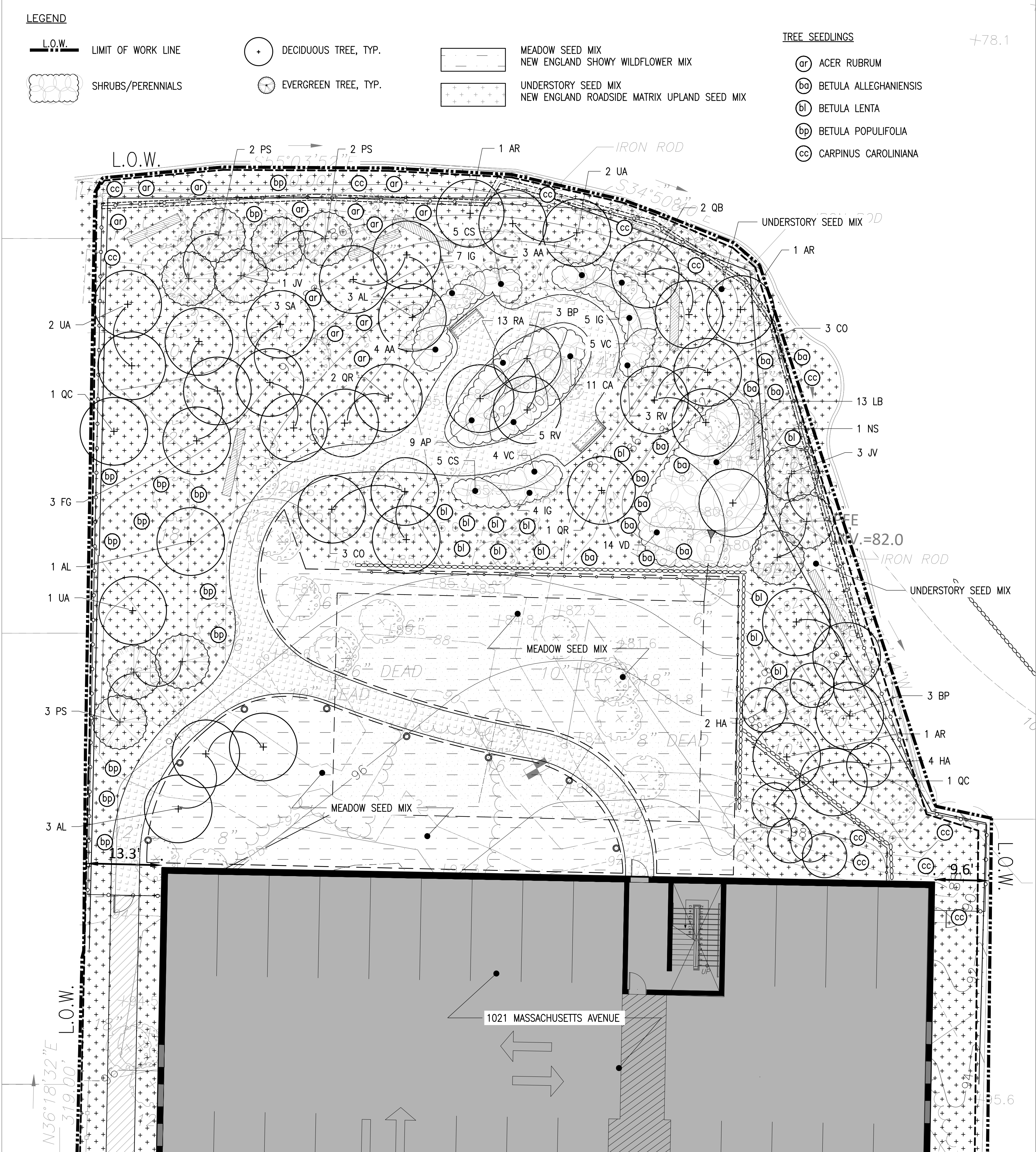
DRAFT CONSTRUCTION  
DOCUMENT SET

Drawing Title:

L4







**PLANT SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES:
<b>DECIDUOUS TREES</b>						
AR	3	ACER RUBRUM	RED MAPLE	2" CAL.	-	SPRING DIG ONLY
AL	7	AMELANCHIER CANADENSIS L. MEDIK.	SHADBLOW SERVICEBERRY	12" HT.	-	MULTI-STEM
BP	6	BETULA Papyrifera	PAPER BIRCH	12" HT.	-	MULTI-STEM
CO	6	CARYA OVATA	SHAGBARK HICKORY	1" CAL.	-	-
FG	3	FAGUS GRANDIFLORA	AMERICAN BEECH	1" CAL.	-	SPRING DIG ONLY
HA	6	HAMAMELUS X INTERMEDIA 'ARNOLD PROMISE'	WITCHHAZEL	8" B&B	-	CLUMP FORM
NS	1	NYSSA SYLVATICA	SOURGUM	2" CAL.	-	SPRING DIG ONLY
PS	3	PRUNUS SARGENTII 'COLUMARIS'	COLUMNAR SARGENT CHERRY	3" CAL.	-	-
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	-	SPRING DIG ONLY
QR	2	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	-	SPRING DIG ONLY
SA	3	SASSAFRAS ALBIDUM	RED OAK	2" CAL.	-	SPRING DIG ONLY
UA	5	ULMUS AMERICANA 'PRINCETON'	SASSAFRAS	1" CAL.	-	-
			PRINCETON AMERICAN ELM	2" CAL.	-	SPRING DIG ONLY
<b>TREE SEEDLINGS</b>						
ar	12	ACER RUBRUM	RED MAPLE	4" HT.	-	-
ba	12	BETULA ALLEGHANIENSIS	YELLOW BIRCH	4" HT.	-	-
bl	12	BETULA LENTA	SWEET BIRCH	4" HT.	-	-
bp	12	BETULA POPULIFOLIA	GRAY BIRCH	4" HT.	-	-
cc	12	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	4" HT.	-	-
<b>EVERGREEN TREES</b>						
JV	4	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6" HT.	-	-
PS	7	PINUS STROBUS	EASTERN WHITE PINE	6" HT.	-	-
<b>SHRUBS</b>						
AA	7	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	36" HT.	5'-0" O.C.	-
AP	9	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	36" HT.	4'-0" O.C.	-
CA	11	CLETHRA ALNIFOLIA	SUMMERSWEET	24" HT.	3'-0" O.C.	-
CS	10	CORNUS SERICEA	REDTWIG DOGWOOD	36" HT.	4'-0" O.C.	-
IG	16	ILEX GLABRA	INKBERRY	3 GAL.	4'-0" O.C.	-
LB	13	LINDERA BENZOIN	SPICEBUSH	36" HT.	6'-0" O.C.	-
RA	13	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPREAD	3'-0" O.C.	-
RV	8	ROSA VIRGINIANA	VIRGINIA ROSE	36" HT.	5'-0" O.C.	-
VC	9	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	24" HT.	4'-0" O.C.	-
VD	14	VIBURNUM DENTATUM	ARROWWOOD	36" HT.	5'-0" O.C.	-



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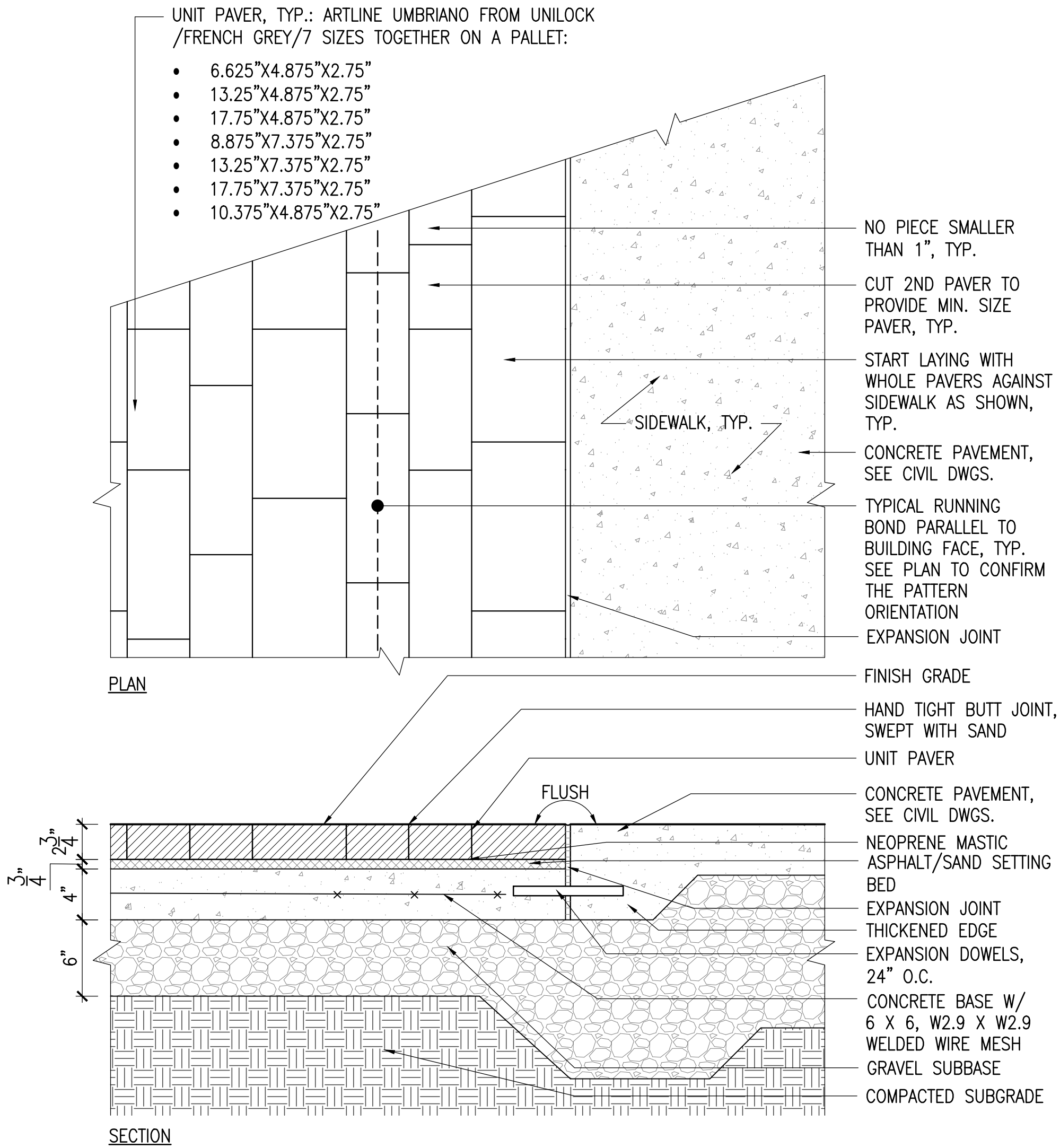
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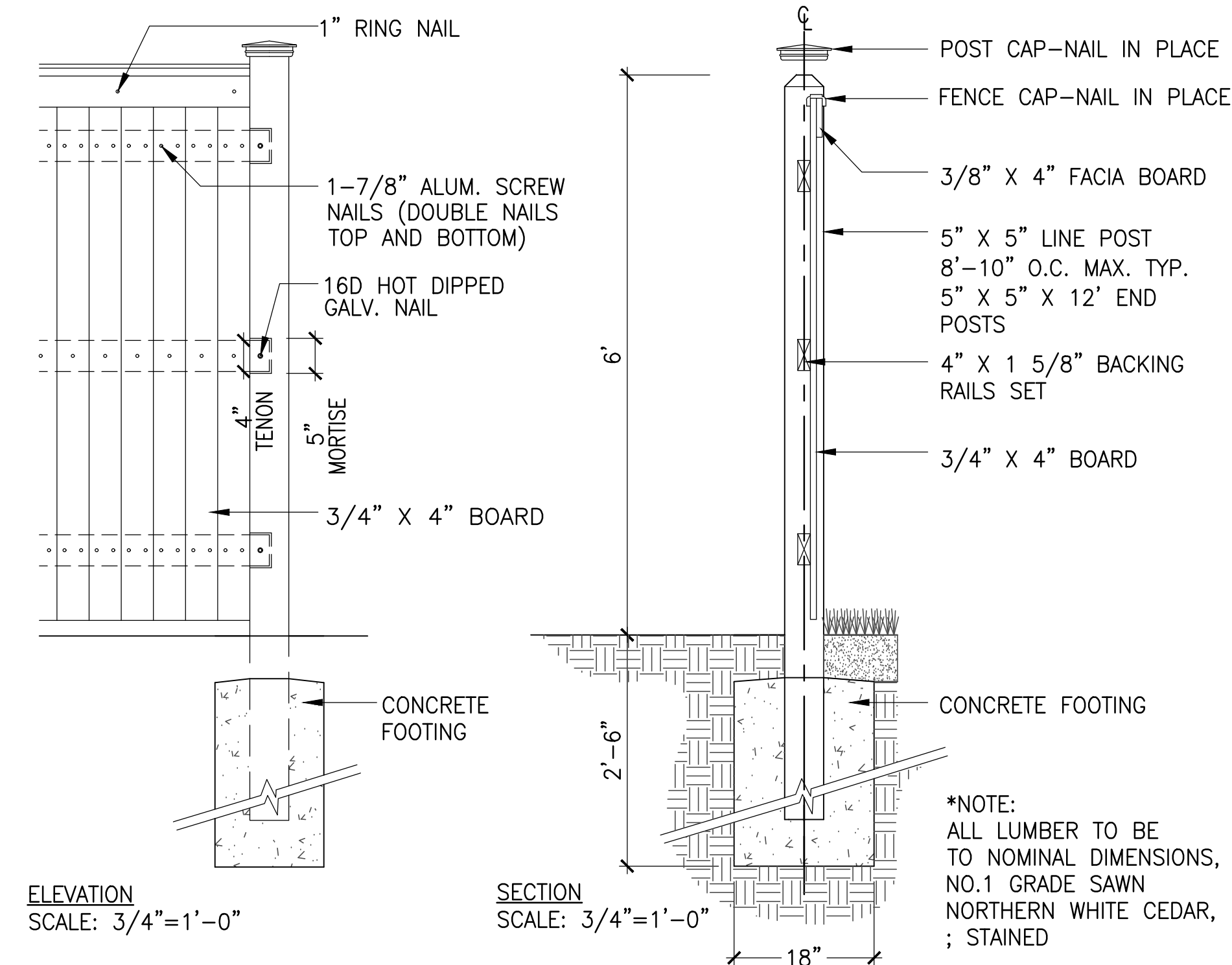
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ENLARGED PLANTING PLAN



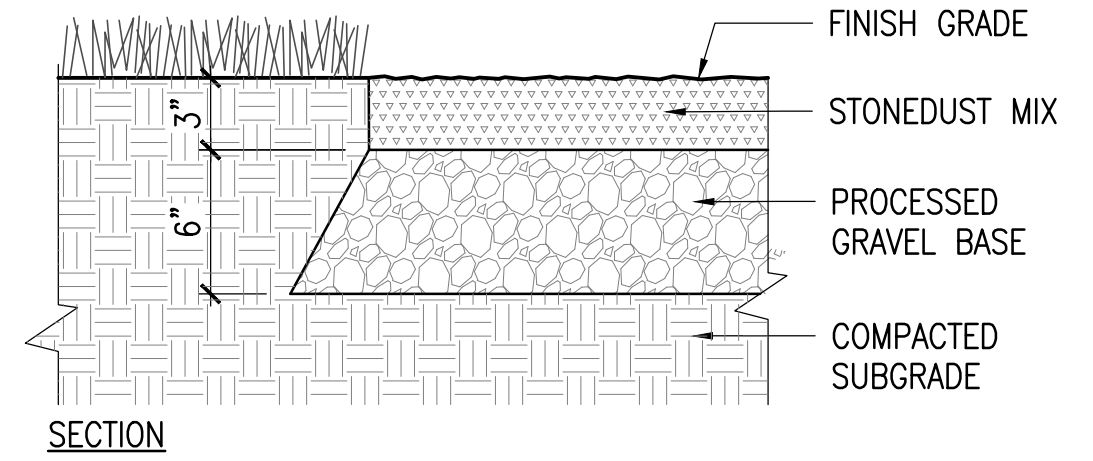
**CONCRETE UNIT PAVER**

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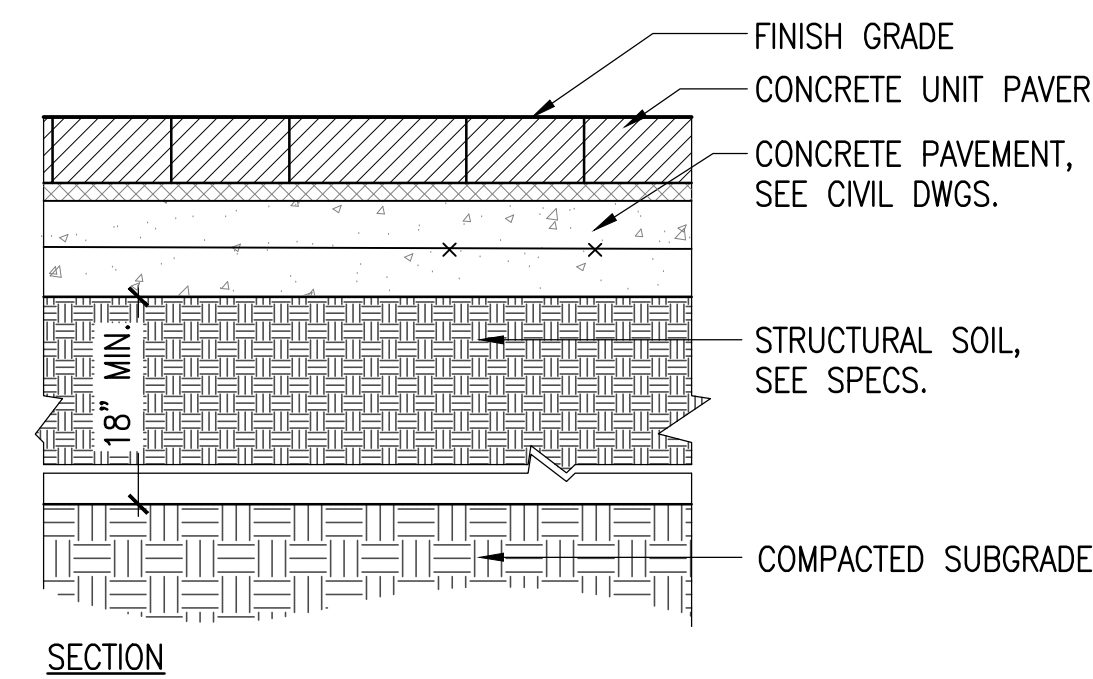
**6' HT. SCREEN FENCE / GATE**

SCALE: AS SHOWN



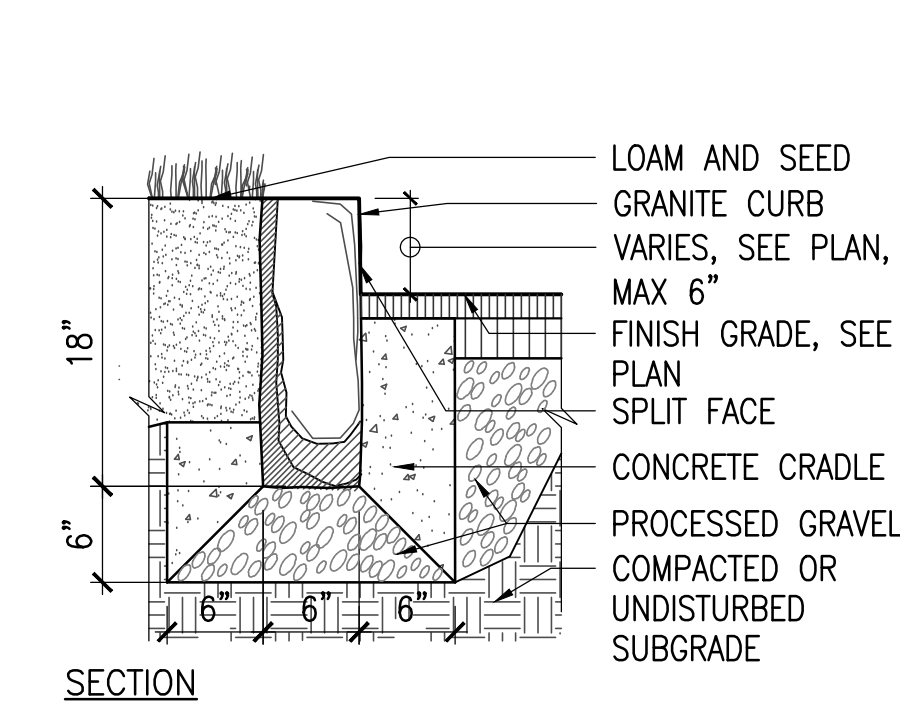
**STONEDUST PAVEMENT**

SCALE: 1-1/2"=1'-0"



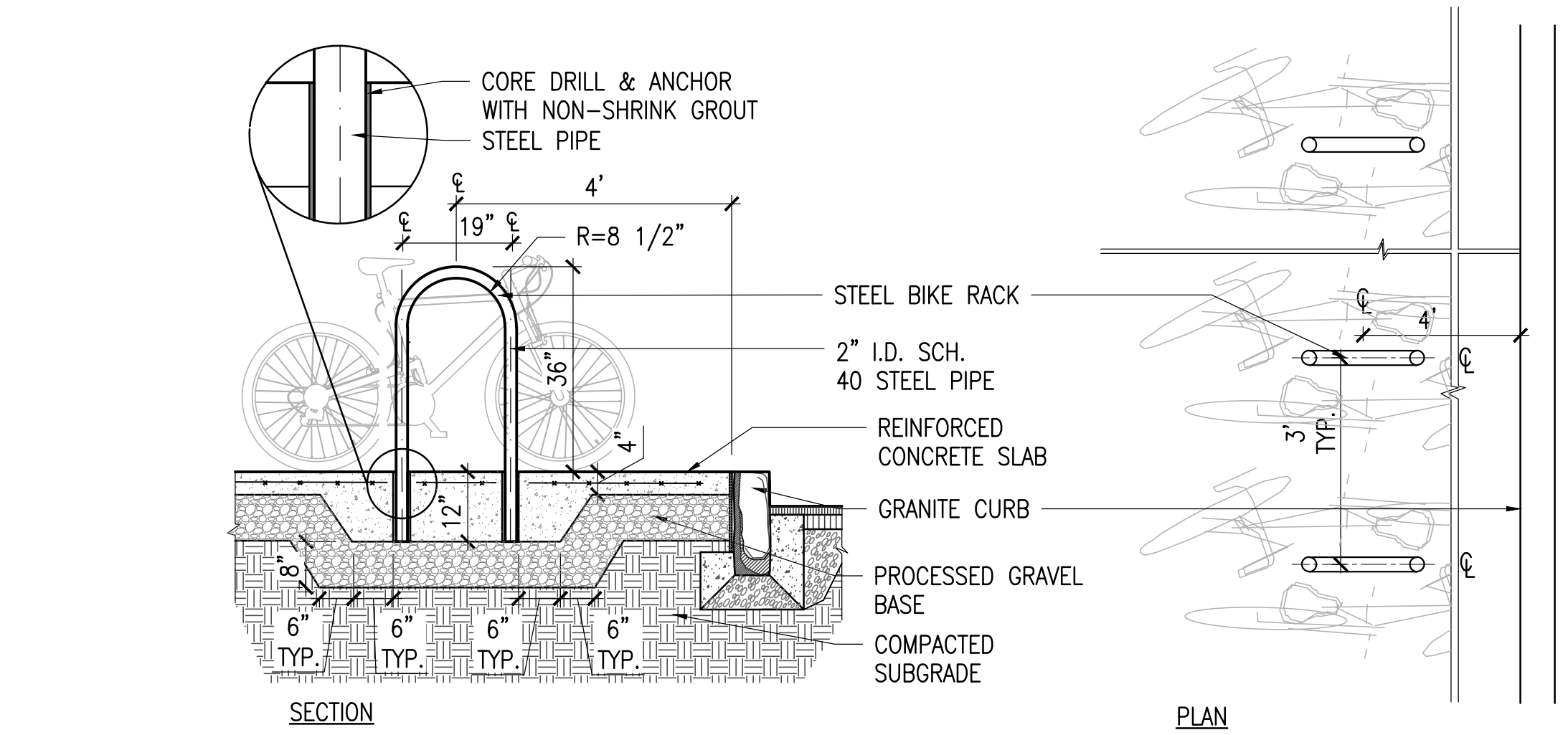
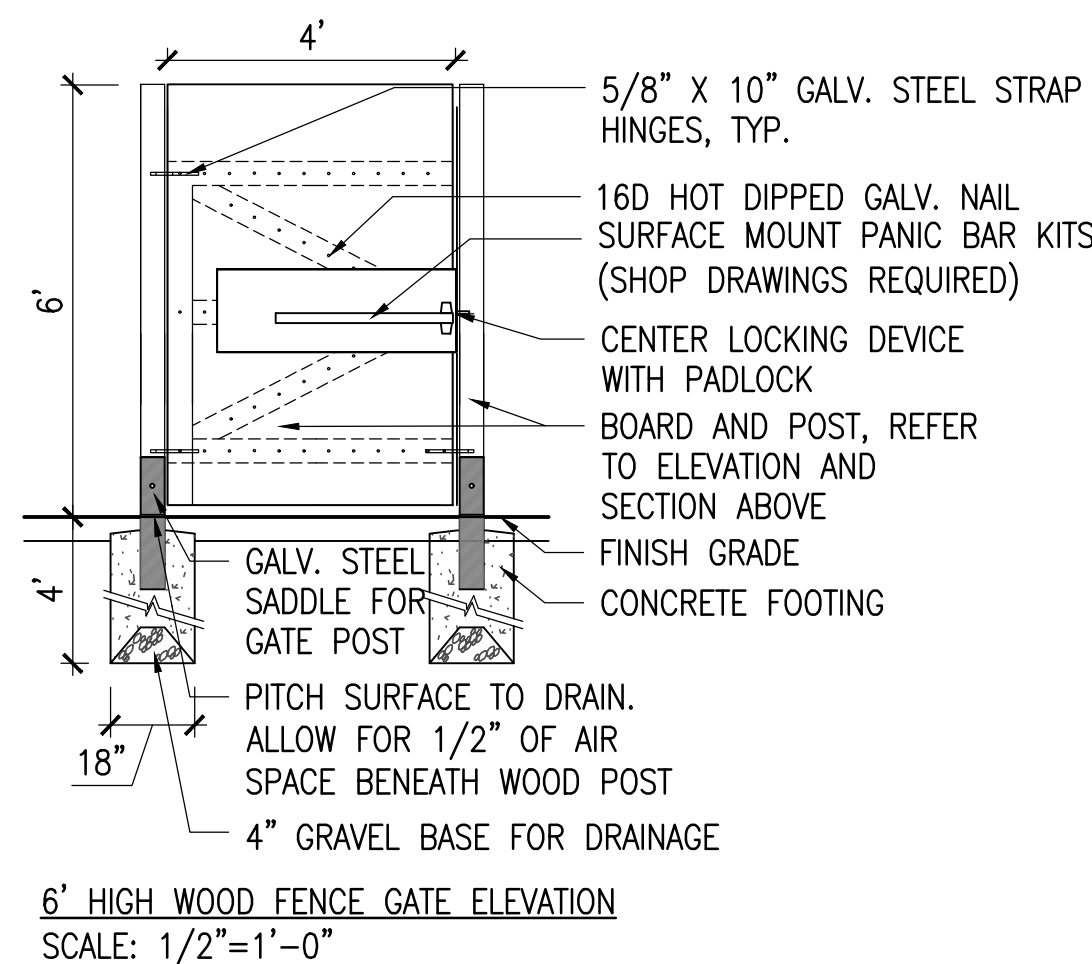
**STRUCTURAL SOIL**

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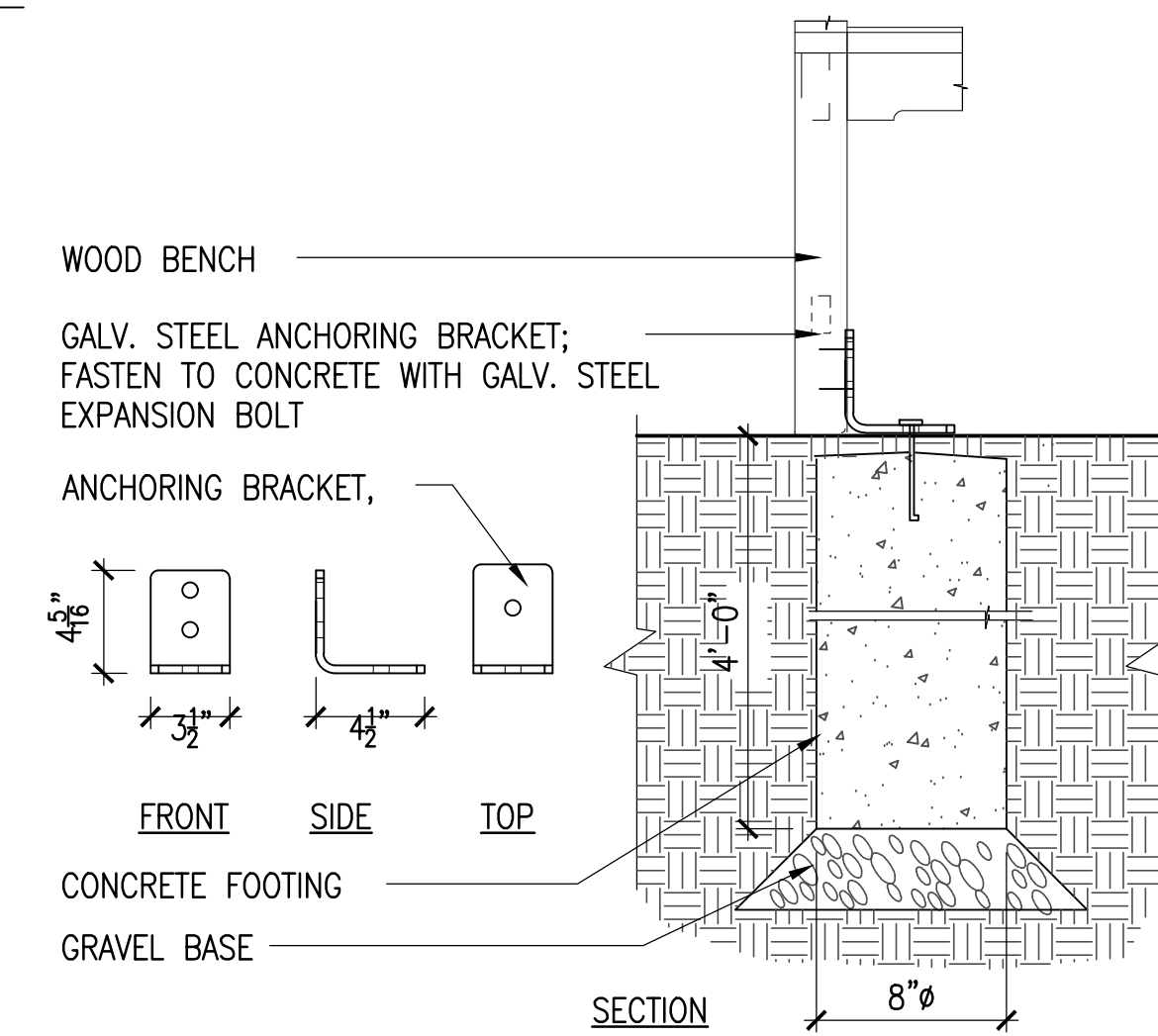
**GRANITE CURB**

SCALE: 1"=1'-0"



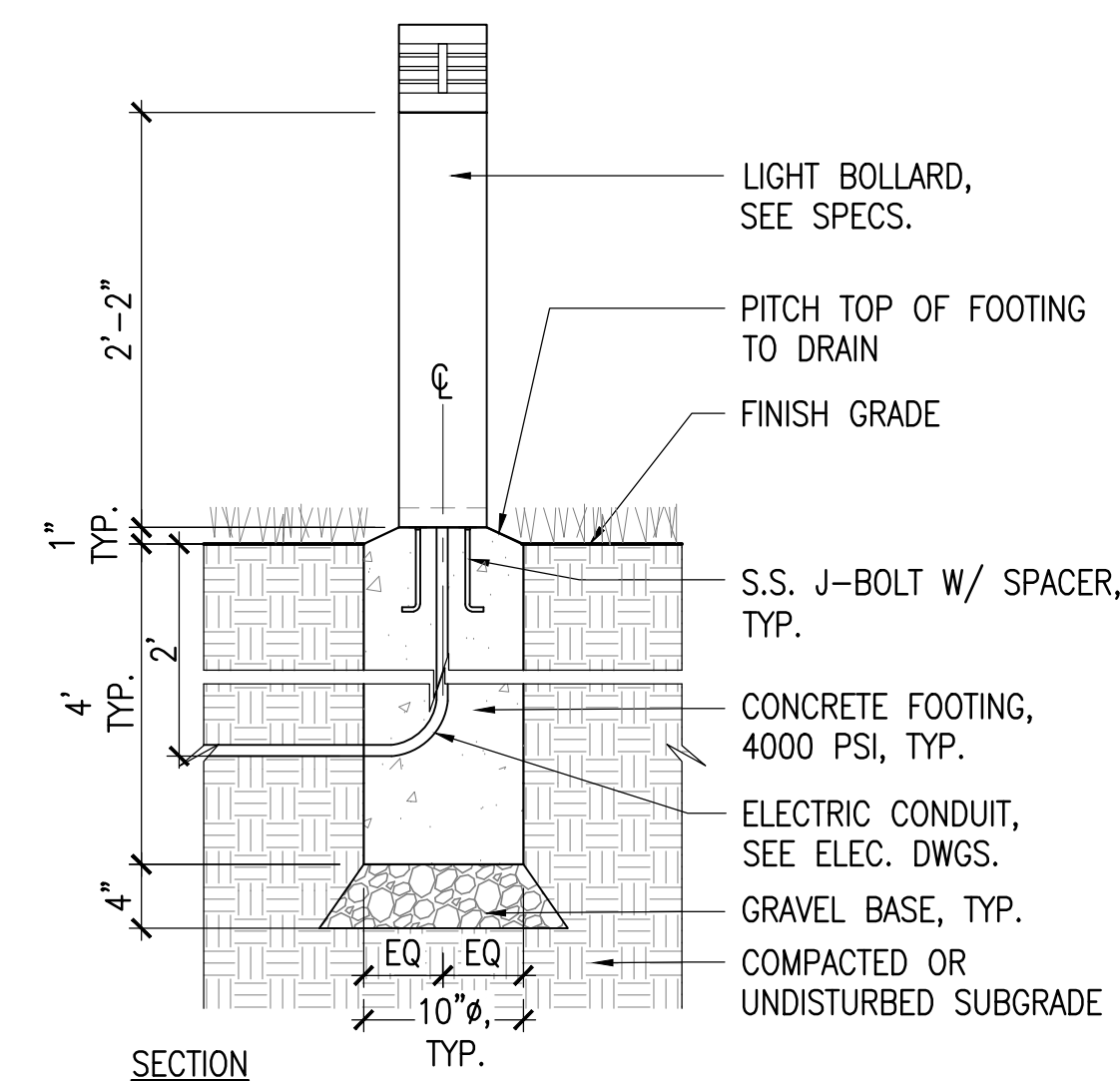
**BIKE RACK**

SCALE: 1/2"=1'-0"



**WOOD BENCH ANCHORING**

SCALE: 1-1/2"=1'-0"



**BOLLARD LIGHT FOOTING**

SCALE: 1"=1'-0"

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DOCUMENT SET

Job Number:

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Drawn By: YL

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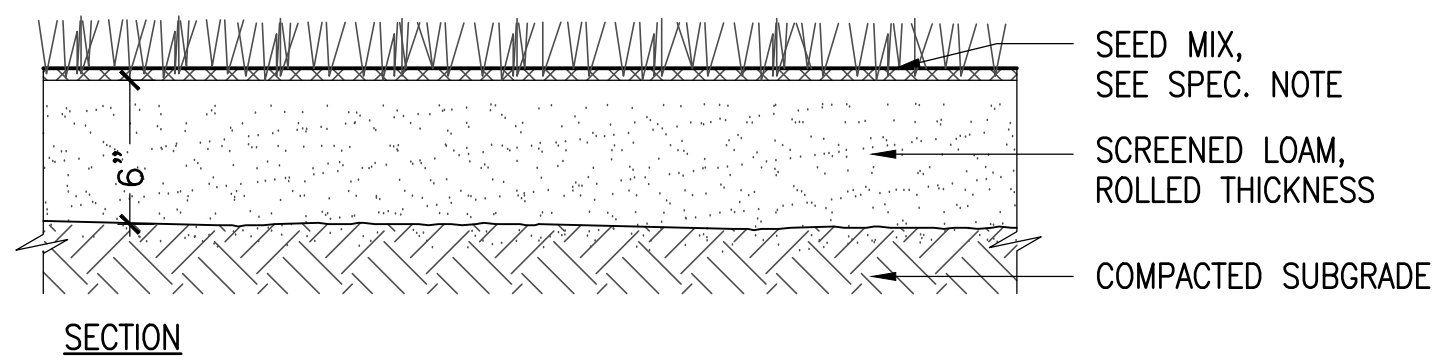
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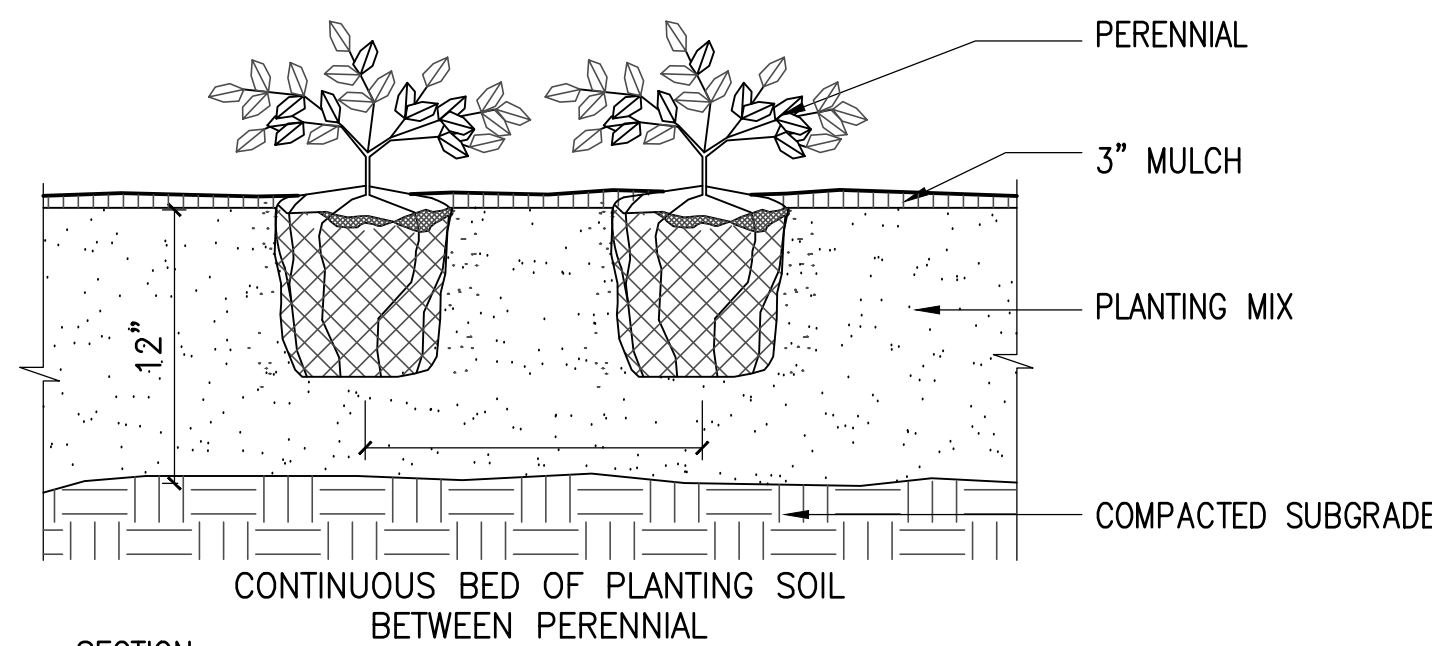
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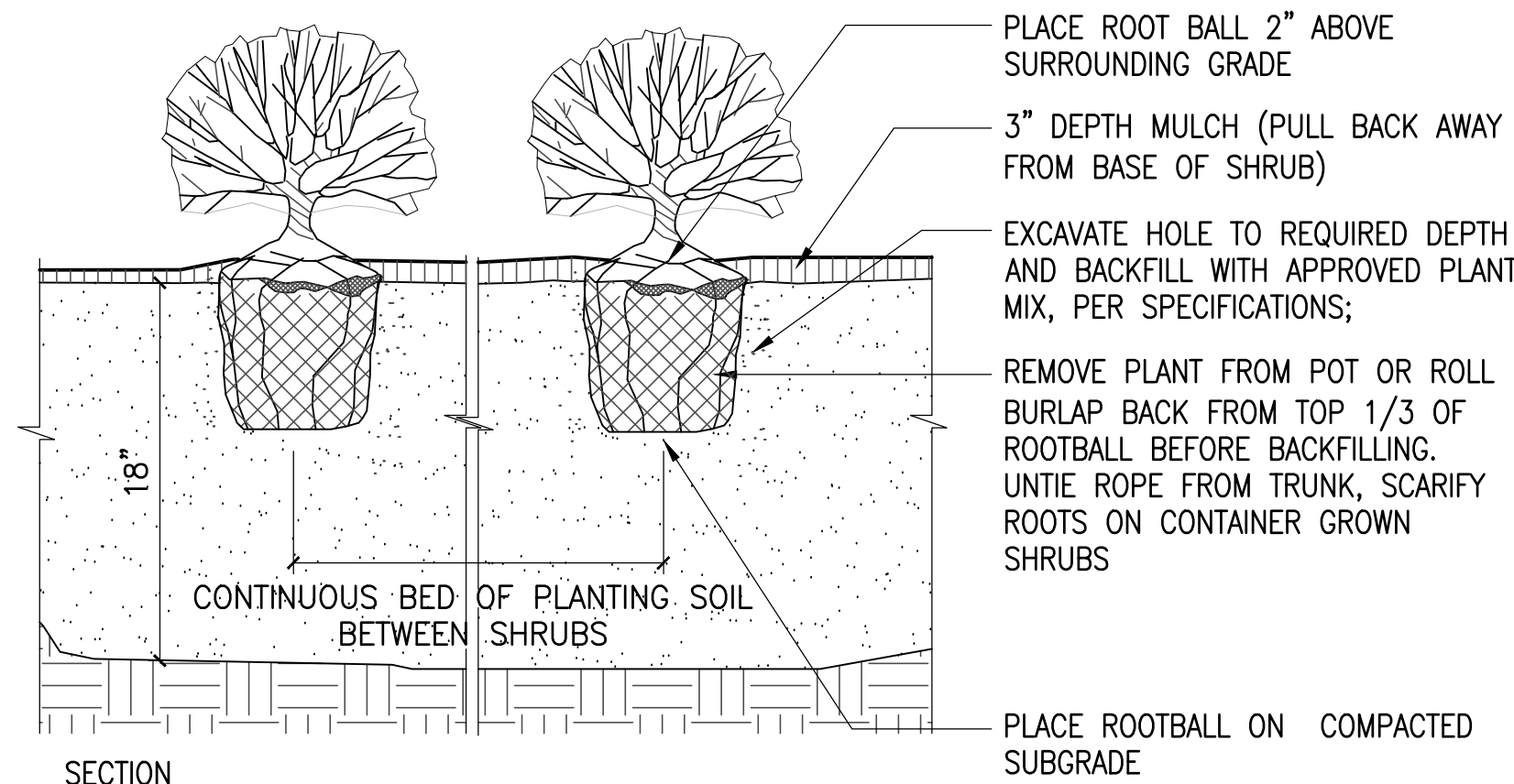
SECTION

**X LAWN**  
SCALE: 1'-1/2"=1'-0"



SECTION

**X PERENNIAL PLANTING**  
SCALE: 1 1/2"=1'-0"



SECTION

**X SHRUB PLANTING**  
SCALE: 1 1/2"=1'-0"

NOTES

1. IF CONTAINER GROWN, SCARIFY SOIL AND ROOTS TO REMOVE CIRCLING ROOTS.

(2) 8' LONG, 3" FIR STAKES; SET STAKES OUTSIDE OF ROOTBALL, LEVEL AND WITH 5'-6" VISIBLE ABOVE GROUND

(2) PIECES OF "ARBOR TIES" SHALL BE LOOPED AROUND TREE TRUNK THROUGH ONE ANOTHER. TWISTED AND SECURED TO STAKE

INSTALL TREE PLUMB

TOP OF ROOTBALL SHALL BEAR' SAME RELATIONSHIP TO FINISHED GRADE AS TO PREVIOUS EXISTING GRADE

ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT TOUCH TREE TRUNK

PLACE BALL ON SUBSOIL. REMOVE AND DISCARD BURLAP EXCEPT UNDER BALL. REMOVE AND DISCARD ALL SYNTHETIC SOIL WRAPPING MATERIALS (TREATED BURLAP, NYLON TWINE, WIRE BASKETS, ETC.)

(2) WATERING BAGS AT STAKES  
3" BARK MULCH

DECOMPACTED SUBGRADE

EXCAVATE HOLE TO DIAMETER 3X WIDER THAN ROOTBALL. BACKFILL HOLE WITH PLANTING SOIL MIX

SLOW RELEASE FERTILIZER

EXCAVATE SUBSOIL AS REQUIRED TO PLACE ROOTBALL TO PROPER ELEVATION. PLACE ROOTBALL DIRECTLY ON COMPACTED OR UNDISTURBED SUBSOIL.

SECTION ELEVATION

**X DECIDUOUS TREE PLANTING**  
SCALE: N.T.S.

(3) 2"x3"x4' FIR POST; ATTACH GALVANIZED MALLEABLE STEEL CABLE TO POST AND SECURE BY TWISTING TAUTLY; SET ANGLE OF POST & GUY TO ENTER GROUND AT THE LIMIT OF THE SPREAD OF THE BOTTOM BRANCHES; STAKES SHALL BE OUTSIDE OF TREE PIT.

INSTALL 3 GUYS PER TREE EQUALLY SPACED AROUND ROOTBALL. ATTACH 13 GAUGE GALV. MALLEABLE STEEL GUY WIRE 2/3 HEIGHT OF TREE IN REINFORCED RUBBER HOSE; WITH CABLE CLAMPS. SECURE BY TWISTING TAUTLY.

TREE SHALL BE PLANTED WITH TOP OF ROOTBALL BEARING THE SAME RELATIONSHIP TO FINISHED GRADE AS TO PREVIOUS EXISTING GRADE. TREE SHALL BE PLUMB AFTER SETTLEMENT.

3" BARK MULCH (HOLD MULCH OFF ROOT FLARE)

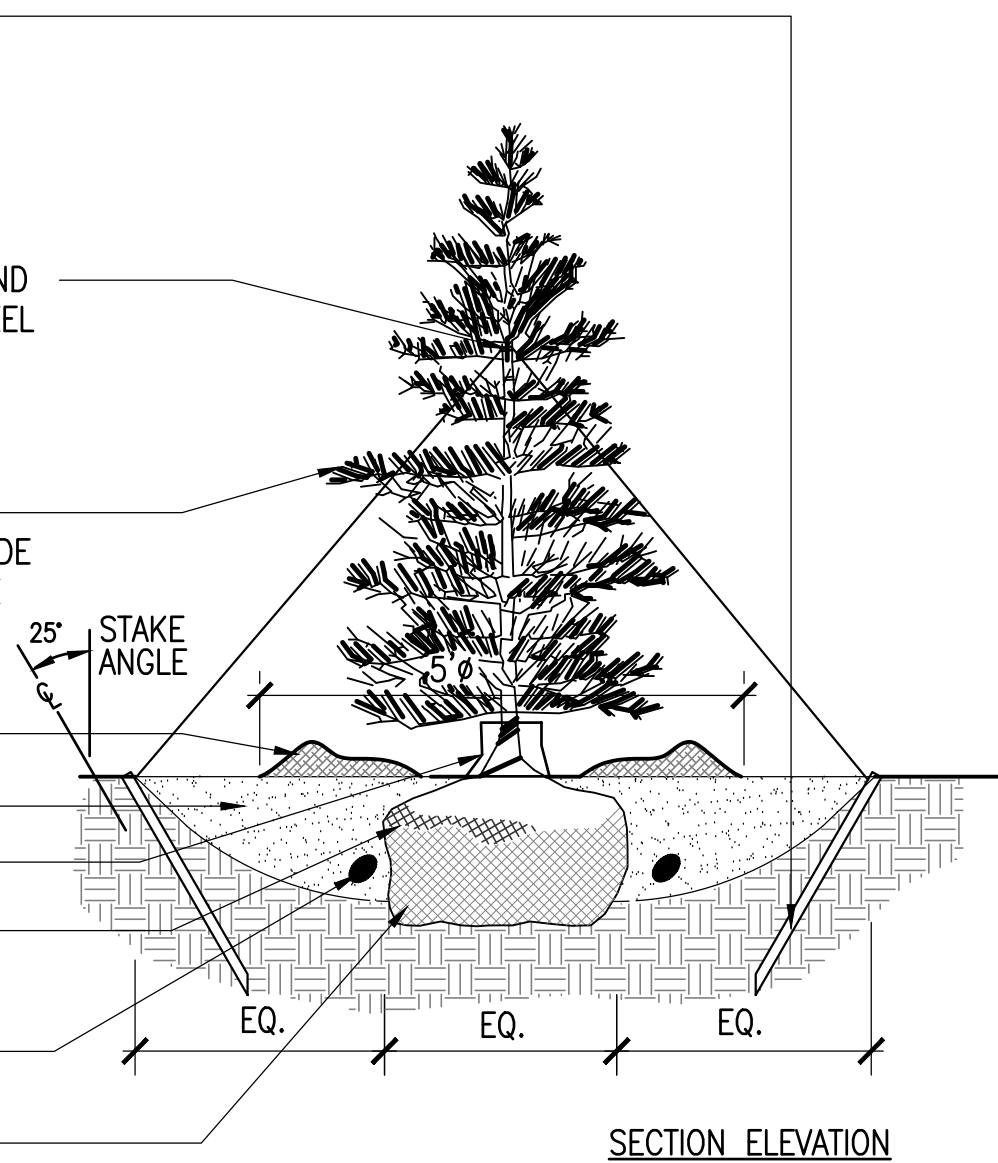
PLANTING SOIL MIX

WATER BAG

ROLL BURLAP BACK FROM TOP 1/3 OF ROOTBALL BEFORE BACKFILLING. UNTIE ROPE FROM TRUNK.

SLOW RELEASE FERTILIZER

FREE DRAINING, UNDISTURBED OR COMPACTED SUBGRADE



**X EVERGREEN TREE PLANTING**  
SCALE: N.T.S.

NOTES

1. ADD HIGH VISIBILITY FLAGGING TO EACH GUY WIRE FOR PUBLIC SAFETY.

INSTALL 3 GUYS PER TREE EQUALLY SPACED AROUND ROOTBALL. ATTACH 13 GAUGE GALV. MALLEABLE STEEL GUY WIRE 2/3 HEIGHT OF TREE IN REINFORCED RUBBER HOSE; WITH CABLE CLAMPS. SECURE BY TWISTING TAUTLY.

(3) 2"x3"x4' FIR POST; ATTACH GALVANIZED MALLEABLE STEEL CABLE TO POST AND SECURE BY TWISTING TAUTLY; SET ANGLE OF POST & GUY TO ENTER GROUND AT THE LIMIT OF THE SPREAD OF THE BOTTOM BRANCHES; STAKES SHALL BE OUTSIDE OF TREE PIT.

DECIDUOUS TREE W/ (2) STAKES (X 17)

EROSION MATTING AS SPECIFIED

WATERING BAG

TREE SHALL BE PLANTED 3" ABOVE SURROUNDING GRADE. TREE SHALL BE PLUMB AFTER SETTLEMENT.

3" MULCH; PULL MULCH AWAY FROM TREE TRUNK

3" HIGH EARTH SAUCER AROUND TREE PIT

PLANTING LOAM AS SPECIFIED

EROSION CONTROL MATTING AS SPECIFIED

ROLL BURLAP BACK FROM TOP 1/3 OF ROOTBALL BEFORE BACKFILLING. REMOVE ROPE FROM TRUNK.

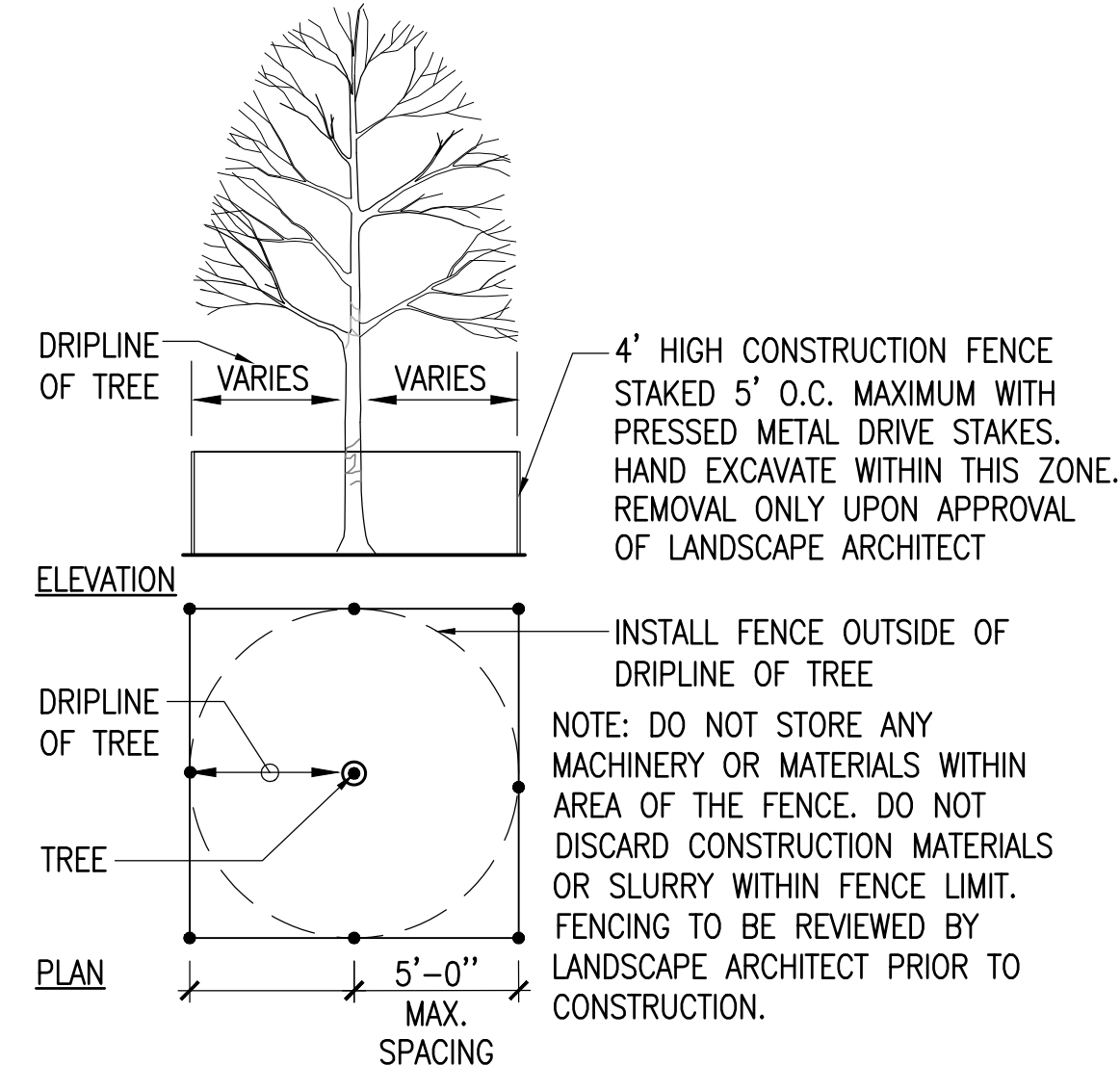
SLOW RELEASE FERTILIZER

COMPACTED SUBGRADE BENCH UNDER TREE

UNDISTURBED SUBGRADE OR COMPACTED BACKFILL. ROUGH GRADE TO REMAIN ON SLOPE.

SECTION ELEVATION

**X TREE PLANTING ON SLOPE**  
SCALE: N.T.S.



**X TREE PROTECTION - FENCE**  
SCALE: N.T.S.

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